



## TOWN MEETING

**ARTICLE: 32**

**MOTION: 1**

That the Town vote to amend SECTION XX. HEIGHTS OF BUILDINGS OR STRUCTURES. of the Zoning Bylaw, to modify the measurement of building height by converting to a base elevation using the original grade, or the average finished grade if it is lower, by adding the words "original grade or" before "finished grade" in the first paragraph and by adding the words ", whichever is lower," before the words "of the land surrounding the exterior walls" and by adding the words "to the highest roofline" after the phrase, and by adding "; however, building height shall be measured from the average finished grade of the land surrounding the exterior walls to the highest roofline for projects being developed under a Special Permit for a Project of Significant Impact issued prior to March 1, 2010." after "or three stories" to clarify the grandfathering of previously approved projects, and by deleting ",exclusive of" and capitalizing "parapets" and adding "shall not be included in the measurement of height" to the end of the paragraph, so that the first paragraph will read as follows:

No building or structure, except one for religious or non-residential municipal purposes, or excepting further, a building or structure in Limited Apartment Districts authorized by SECTION VIA. 3., shall be constructed, enlarged or altered so as to exceed a height measured from the average original grade or finished grade, whichever is lower, of the land surrounding the exterior walls to the highest roofline, of forty-five (45) feet or three stories; however, building height shall be measured from the average finished grade of the land surrounding the exterior walls to the highest roofline for projects being developed under a Special Permit for a Project of Significant Impact issued prior to March 1, 2010. Parapets, chimneys, flag poles, solar collectors or necessary projections shall not be included in the measurement of height.

and by adding a new definition to SECTION IA. DEFINITIONS. to read as follows:

Original Grade - The grade of the lot before development begins. If an existing structure is to be demolished, the original grade shall be the grade determined prior to demolition of the structure. If there is no existing structure on the property, the natural grade of the

property, prior to any modification, shall be considered the original grade; except in new subdivisions where the original grade shall mean the approved and recorded grade.

Approved:

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Date

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Moderator's Signature

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Sponsor's Signature